

CITY OF FRESNO
NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION

Filed with:

EA No. P21-00726 for

Environmental Assessment No. P21-00726

PROJECT SPONSOR:

City of Fresno
Planning and Development Department
2600 Fresno Street
Fresno, CA 93721

FRESNO COUNTY CLERK
2220 Tulare Street, Fresno, CA 93721

PROJECT LOCATION:

2155 S. Peach Avenue, Fresno CA 93727; located on the east side of South Peach Avenue. ±49.04 acres

Site Latitude: 36°43'18.76"N

Site Longitude: -119°42'58.77"W

Assessor's Parcel Numbers: 481-020-29T, 481-020-30T, and 473-030-07T

PROJECT DESCRIPTION:

Development Permit Application No. P21-00726 was filed by 3362 East Balch Avenue, Fresno, California 93702, United States. The applicant proposes to develop a regional park and soccer complex on a site that encompasses two park parcels (Northern Parcel and Southern Parcel) at 2155 South Peach Avenue. The two park parcels are rectangular in shape and are separated by a 60-foot wide Southern Pacific Railroad Parcel, which includes a railroad track and the Braley canal. No General Plan amendment or rezone is required, as the public park uses are allowed under the existing PR and RS-1 zoning, as well as under the CP General Plan designation.

Park Concept:

The Northern Parcel encompasses 18.5 acres and anticipates development of the following features: Open space play areas, picnic areas and equipment playground areas; Ornamental landscape buffer, woodland area, and water conservation features; A multipurpose trail (accommodating bicyclists, joggers, pedestrians, and roller bladers); A Veterans Memorial garden; Dog Park; Two Basketball courts; A softball diamond; Two outdoor futsal courts; Office space, maintenance, and storage buildings; Concession stand, restrooms, and a parking area; Community center complex; and A Multi-purpose hall.

The Southern Parcel encompasses approximately 30 acres and anticipates development the following features: Two synthetic grass soccer fields; Six natural grass soccer fields; and Indoor soccer/futsal facility-two courts.

Entitlements

Environmental Assessment No. P21-00726 would require approval of the Development Permit

The City of Fresno has conducted an initial study of the above-described project and it has been determined to be a subsequent project that is not fully within the scope of the Master Environmental Impact Report SCH No. 2012111015 (MEIR) prepared for the Fresno General Plan. Therefore, the Development and Resource Management Department proposes to adopt a Mitigated Negative Declaration for this project.

With the project specific mitigation imposed, there is no substantial evidence in the record that this project may have additional significant, direct, indirect or cumulative effects on the environment that are significant and that were not identified and analyzed in the MEIR. After conducting a review of the adequacy of the MEIR pursuant to Public Resources Code, Section 21157.6(b)(1), the Development and Resource Management Department, as lead agency, finds that no substantial changes have occurred with respect to the circumstances under which the MEIR was certified and that no new information, which was not known and could not have been known at the time that the MEIR was certified as complete has become available. The project is not located on a site which is included on any of the lists enumerated under Section 65962.5 of the Government Code including, but not limited to, lists of hazardous waste facilities, land designated as hazardous waste property, hazardous waste disposal sites and others, and the information in the Hazardous Waste and Substances Statement required under subdivision (f) of that Section.

Additional information on the proposed project, including the MEIR proposed environmental finding of a mitigated negative declaration and the initial study may be obtained from the Development and Resource Management Department, Fresno City Hall, 2600 Fresno Street, 3rd Floor Fresno, Room 3043, California 93721-3604. Please contact Summer Cecil at (559) 621-8166 for more information.

ANY INTERESTED PERSON may comment on the proposed environmental finding. Comments must be in writing and must state (1) the commentor's name and address; (2) the commentor's interest in, or relationship to, the project; (3) the environmental determination being commented upon; and (4) the specific reason(s) why the proposed environmental determination should or should not be made. Any comments may be submitted at any time between the publication date of this notice and close of business on May 14, 2021. Please direct comments to Summer Cecil, Project Manager, City of Fresno Development and Resource Management Department, City Hall, 2600 Fresno Street, Room 3043, Fresno, California, 93721-3604; or by email to Summer.Cecil@fresno.gov; or comments can be sent by facsimile to (559) 498-1026.

INITIAL STUDY PREPARED BY:
Chris Lang, Planner III

DATE: April 9, 2021

SUBMITTED BY:

Mike Sanchez, Assistant Director
CITY OF FRESNO PLANNING AND
DEVELOPMENT DEPARTMENT